



FOR SALE

3928 Teasley Ln | Denton, TX 76210

USES:

Drive-Thru Service / Retail /
Restaurant / Office / Professional

SIZE:

Lot 1: +/- 1.04 AC Lot 3: +/- 1.329 AC

Lot 5: +/- 1.252 AC

PRICE:

Lot 1: \$14.00 / SF Lot 3: \$18.00 / SF

Lot 5: \$13.00 / SF

Great location—in the shadow of
WalMart. Strategically located at
the Southwest corner of Teasley
Lane (FM 2181) and Ryan Road.
Ideal site for a wide variety of
retail uses. Shovel ready pads
ready to move.

**SCOTT
BROWN
COMMERCIAL**

John Withers, CCIM

940-320-1200

John@sbpcommercial.com

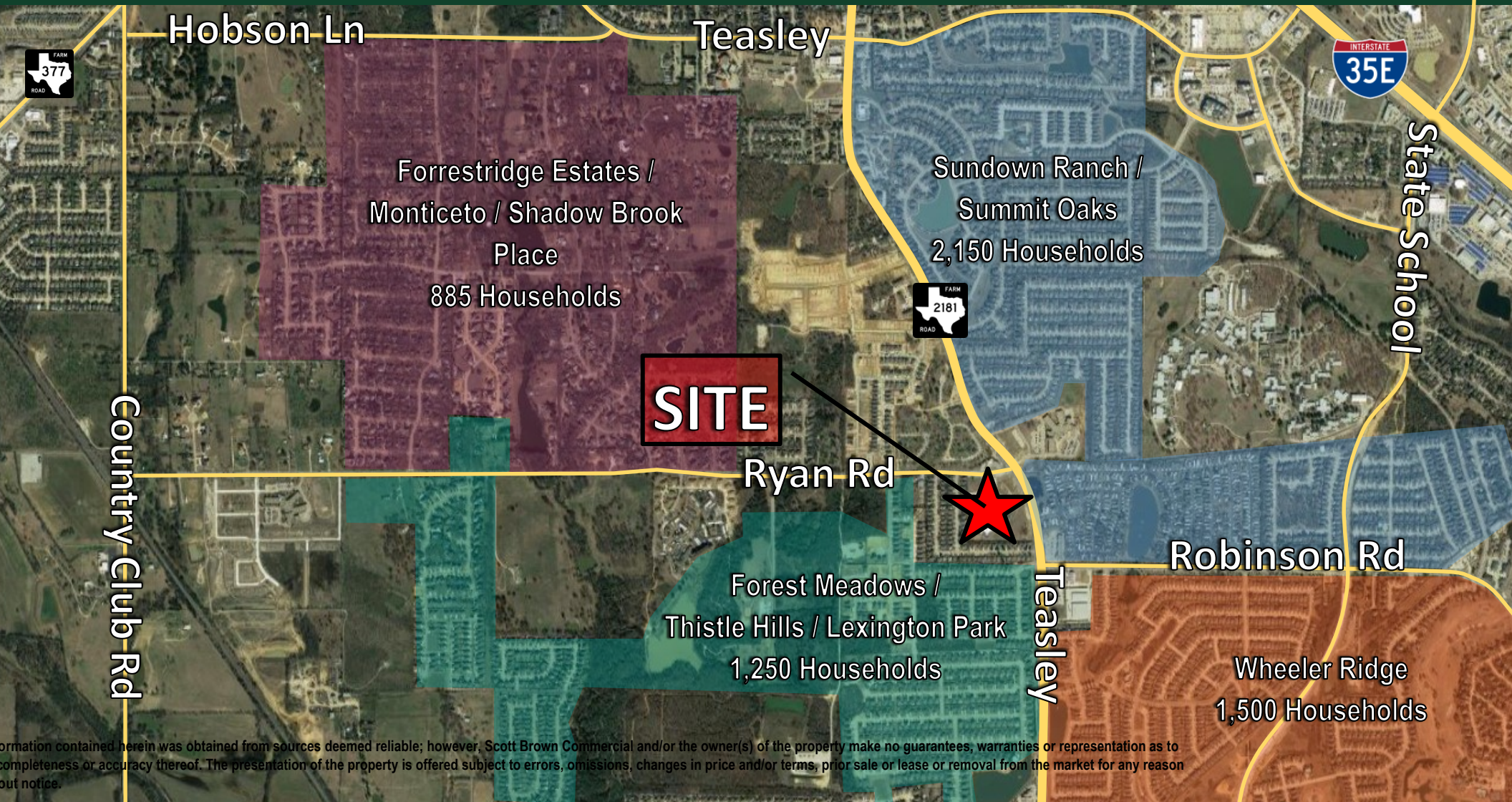
FOR SALE

3928 Teasley Lane | Denton, TX 76210

John Withers, CCIM

940-320-1200

john@sbpcommercial.com



Information contained herein was obtained from sources deemed reliable; however, Scott Brown Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.

Nearby Businesses:

**SCOTT
BROWN
COMMERCIAL**



**DENTON REGIONAL
MEDICAL CENTER**
Care you can trust.

1400 Dallas Drive | Denton, TX 76205 | 940-320-1200 | www.sbpcommercial.com

FOR SALE

3928 Teasley Lane | Denton, TX 76210

John Withers, CCIM

940-320-1200

john@sbpcommercial.com



Lot 5

+/- 1.252 Ac

\$13.00/SF

Lot 1

+/- 1.04 Ac

\$14.00/ SF

Lot 3

+/- 1.33 AC

\$18.00/SF

TEASLEY LANE

RYAN ROAD

**SCOTT
BROWN**
COMMERCIAL

1400 Dallas Drive | Denton, TX 76205 | 940-320-1200 | www.sbpcommercial.com

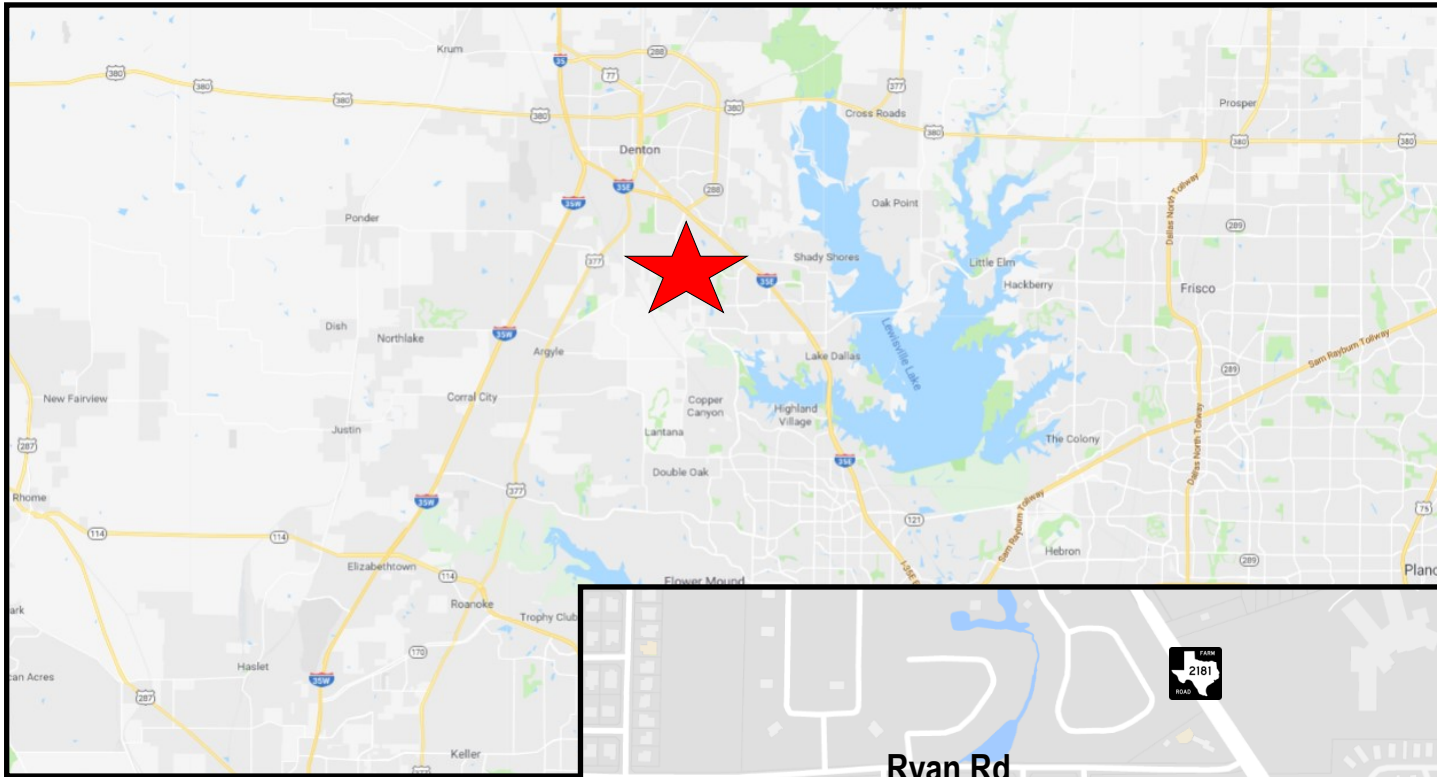
FOR SALE

3928 Teasley Lane | Denton, TX 76210

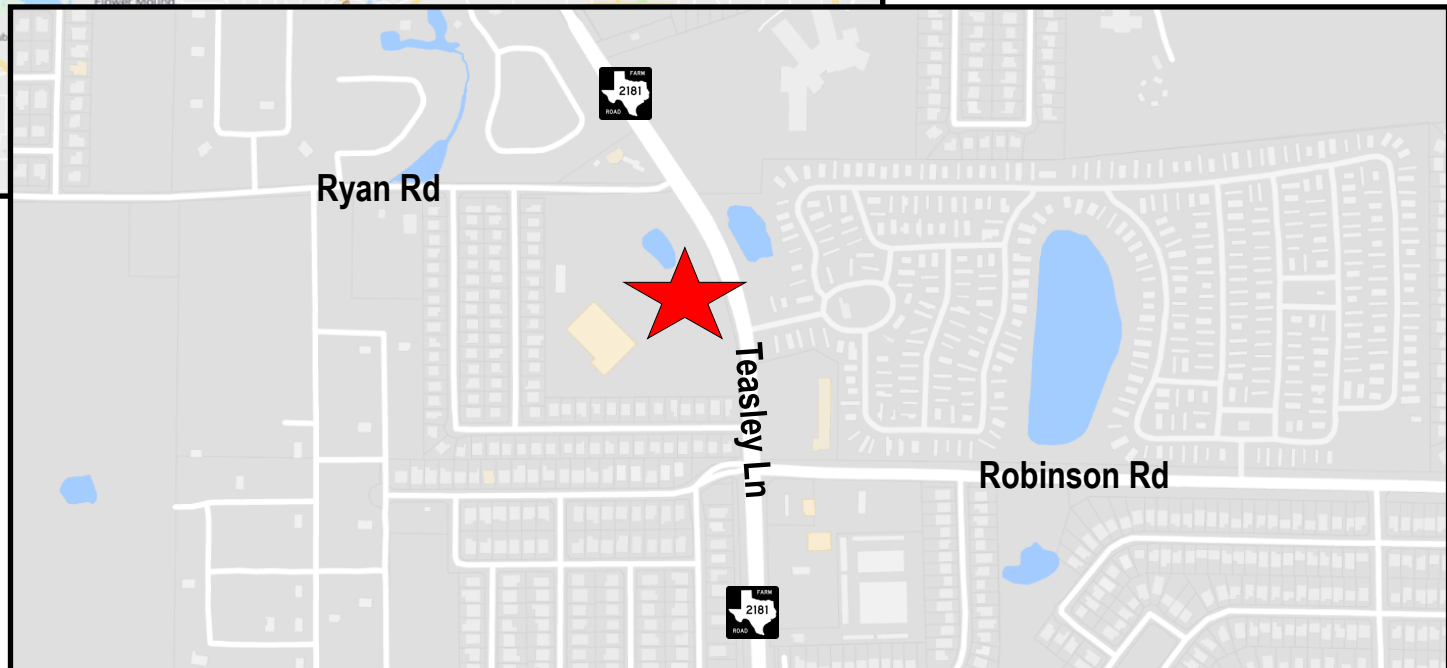
John Withers, CCIM

940-320-1200

john@sbpcommercial.com



Prime Location in a rapidly growing area. Surrounded by several housing communities and new commercial development. High Traffic / High Visibility / High Demand Area on the corner of Teasley Lane & Ryan Road.



**SCOTT
BROWN
COMMERCIAL**

1400 Dallas Drive | Denton, TX 76205 | 940-320-1200 | www.sbpcommercial.com

SCOTT BROWN COMMERCIAL

SALES / LEASING / INVESTMENT / ASSET MANAGEMENT
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax

PROPERTY SUMMARY

PROPERTY:	Teasley Town Square Pad Sites
LOCATION:	3928 Teasley Lane, Denton, TX 76210
TYPE/ZONING:	CM-G (Community Mixed Use General) Drive Thru Service / Retail / Restaurant / Office / Professional
AVAILABLE:	<u>Lot 1 – +/-1.04 Ac</u> – Fronts Ryan Rd next to WalMart Fuel Station <u>Lot 3 – +/-1.329 Ac (Buildable)</u> – Fronts Teasley Ln, curb cut off Teasley <u>Lot 5 – +/-1.252 Ac</u> – Next to WalMart
RATE:	All Pad sites available for Sale, Ground Lease, or Build to Suite – Call for pricing <u>Lot 1</u> – \$14.00/SF <u>Lot 3</u> – \$18.00/SF <u>Lot 5</u> – \$13.00/SF
UTILITIES:	All existing to buildings, tenant responsible for all utilities.
LISTED:	LoopNet, Costar, Denton Sites, and many other sites
COMMENTS:	Great location – in the shadow of WalMart. Strategically located at the Southwest corner of Teasley Ln (FM 2181) and Ryan Rd. Ideal site for a wide variety of retail uses. Shovel ready pads ready to move.
CONTACT:	John Withers, CCIM 940-320-1200 john@sbpcommercial.com

Information contained herein was obtained from sources deemed reliable; however, Scott Brown Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.

www.sbpcommercial.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date